

EXPRESSION OF INTEREST

Removal of House and remediation of site

62 Gorge Road Trevallyn, Tasmania

City of Launceston (Council) invites submission for the Expression of Interest (EOI) for the removal of the house located at 62 Gorge Road Trevallyn in Tasmania and the remediation of the site.

Expression of Interest Conditions

1. Terms of Request

This Expression of Interest is an invitation to participate and is subject to compliance with the requirements contained within the EOI documentation.

Nothing in this EOI is to be construed as creating a binding contract, certificate, or permit for the supply of services (express or implied), or any other agreement, between the City of Launceston and any Registrant.

Any agreement arising from this EOI process will be subject to a future contract entered into between the successful applicant and the City of Launceston.

2. Enquiries and Communication

Any enquiries or any communication regarding the services specified in the EOI should be directed to:

Name and Title	Team Leader Property
Email Address	contactus@launceston.tas.gov.au
Phone Number	03 6323 3000

3. Acknowledgment by Registrants

By lodging an EOI, the Registrant acknowledges that:

- The City of Launceston makes no representations or undertakings in issuing this EOI.
- The City of Launceston is not bound to accept any EOI.
- The City of Launceston may, at its discretion and with notice, suspend, vary, postpone, terminate, or abandon the EOI process at any time.
- The City of Launceston may invite one or more Registrants to submit further information as part of Stage 2.
- Due diligence checks may be undertaken, including verification of information and credit checks.
- The City of Launceston will not be responsible for any costs incurred by a Registrant in preparing or submitting an EOI.
- No lobbying of Councillors or employees is permitted outside nominated contact persons. Any breach may result in exclusion from the EOI process.

4. Equipment

All materials and equipment used by the subsequent contractor must be appropriately approved, licensed, registered, electrically tested and tagged, and fit for purpose.

5. Return Schedule Stage 1

Registrants must ensure that:

- The EOI is submitted as a PDF document.
- Only the Stage 1 selection criteria are addressed.
- All required EOI forms are completed in full.

6. Evaluating the Proposals

Evaluation will be undertaken against the criteria outlined in **Section B – Specifications**.

7. Conclusion of EOI Process

Following evaluation, the City of Launceston may:

- Conduct interviews and negotiate a formal agreement in accordance with legislation and Council policy; or
- Decide not to proceed and cancel the EOI process.

8. EOI Reference Information

This EOI is governed by the laws of Tasmania. Registrants must comply with all relevant legislation when preparing and lodging submissions.

9. Lodgement of EOI

All EOIs must be lodged via the City of Launceston website www.launceston.tas.gov.au link prior to the closing date and time. Submissions received by any other method will be deemed non-conforming.

Hard copy submissions will not be accepted.

EOI Issue

EOI Request Advertised and Issued	Friday 24 April 2026
-----------------------------------	----------------------

Closing Date and Time	Saturday 16 May 2026
-----------------------	-----------------------------

EOI Lodgement

All EOI's should be lodged with the City of Launceston via a link located on the City of Launceston's website prior to the advertised closing date and time. EOI's received via other methods will be deemed as non-conforming.

No submission will be presented in hard copy format to the City of Launceston physical address.

10. EOI Documents

- During the assessment, all EOI materials will be treated as confidential by the City of Launceston. The City of Launceston will not disclose EOI content and information, except:
- as required by law (including, requests made under the Right to Information Act 2009 (Tas);
- for the purpose of investigations by the Australian Competition and Consumer Commission or other government authorities having relevant jurisdiction;
- to external consultants and advisers of the City of Launceston engaged to assist with the EOI assessment;
- to other government departments or agencies in connection with the subject matter of the EOI; or
- general information from Registrants required to be disclosed by Legislation.

Section B - Specifications

1. Introduction

The property located at 62 Gorge Road, Trevallyn TAS 7250 is being offered for **removal**.

The EOI process will be conducted in **two stages**. The building **will not** be available for inspection during Stage 1.

At the conclusion of Stage 1, all applications will be assessed. Submissions that do not address the selection criteria will be deemed non-conforming and will not be assessed further, and no additional correspondence will be entered into.

Applicants who satisfactorily meet the Stage 1 criteria will be shortlisted to progress to Stage 2.

Stage 2 will provide shortlisted applicants with the opportunity to inspect the property. Inspections must be undertaken by a qualified tradesperson and a building removalist.

All persons attending the inspection must comply with City of Launceston instructions, including the use of appropriate personal protective equipment (PPE).

Stage 2 applicants will be required to submit additional information addressing the selection criteria outlined in Section 4.

City of Launceston will not be liable for any cost associated with the removal of the house, remediation of the site, any other cost or cost to investigate the process.

Property Condition

The property has several structural defects, below is an extract of a structural report conducted in March 2024.

The building is of typical cottage construction, with bluestone foundations, hardwood timber framing. The floor framing is hardwood joists supported on internal foundation walls.

The building was clad in timber weatherboards with an iron roof. The building has had a lean-to extension to the western side.

During the inspection the following defects were identified:

- ***Differential settlement of the footings***
- ***Rotting of timber***
- ***Previous fire damaged timber floor structure***
- ***Retrofitted waterproofing to external pavements (failed)***
- ***Moderate cracking to plaster walls (throughout)***
- ***Moderate to major cracking of ceiling plaster (throughout), Uneven and springing floors (throughout)***
- ***Mold***

The building is considered over 80 years old. the building will require significant maintenance to restore it to a habitable state. The building will required ongoing maintenance and will not perform as a new building.

An air sample report was conducted in October 2023 and the report states "***The entire property is suspected to be affected by an abnormal settled mould ecology due to the elevated airborne fungal ecology identified***".

The house has been vacant since 2023.

See Attachment A for images of the property. (images are not current and do not reflect the current condition).

2. Project Requirements

- Removal of the building by a suitable qualified person to comply with all statutory and Council requirements.
- Remediation of the site to an acceptable standard.

Expression of Interest Process

All submissions must address the selection criteria in Stage 1 and provide sufficient detail to demonstrate an understanding of the process.

Submissions must include a full name, email address, postal address and contact number.

3. Selection Criteria - Stage 1

EOI's must meet the below criteria;

Capability 45%

- Demonstrated financial capacity to complete the project.
- Demonstrated understanding of the mandatory requirements.
- Evidence of appropriate zoned land ownership or permission to place the house on appropriately zoned land.

Planning 45%

Demonstrated understanding of the entire process, including:

- A transport plan outlining all roads, road closures requirements and permits.
- Description of all other required permits.
- Time frame to complete the project.
- Financial investment outlining cost to relocate, estimated remediation cost of building and site.
- Removal of services plan, including electricity, telecommunication, gas and water.
- Description of all interrupted community services eg: power outage, road closures.
- Site remediation plan.

Building Use 10%

- Description of the proposed building use or community benefit.

4. Evaluating the submissions

Stage 1:

All submissions received by the set closing date will be evaluated on an overall consideration of those who best meet the above **"Selection Criteria - Stage 1"**.

A panel of a minimum of three Council officers or appointed representatives will review the proposals and make a final recommendation. The panel's assessment, their respective interpretation of the various submissions and subsequent decision will be final and absolute.

Only applicants progressing to Stage 2 will be formally notified.

Stage 2:

Any submission progressed to Stage 2 will be invited to inspect the property with a suitable qualified tradesperson and building removalist for the purpose of addressing the below criteria:

Selection Criteria - Stage 2

Capability 50%

- Evidence of sufficient funds to complete the project.
- Detailed plan to remediate the site.

Planning 50%

- Detailed plan outlining the removal of the building and all associated cost, including an asbestos removal plan.
- Detailed plan to remediate the site.

At the completion of Stage 2, a panel of a minimum of three Council officers or appointed representatives will review the proposals and make a final recommendation. The panel's assessment, their respective interpretation of the various submissions, and subsequent decision will be final and absolute.

The successful applicant will be required to enter into an agreement with the City of Launceston within 30 days of being notified of acceptance of the submission; failure to enter into such an agreement within this timeframe will result in termination of any offer or rights arising from the submission, at City of Launceston's sole discretion.

